

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



46 Axon Crescent, Weston Coyney, Stoke-On-Trent, ST3 6PA £1,100 PCM

- Ready To Let
- Open Plan Kitchen And Living Area
- Underfloor Heating On The Ground Floor
- First Floor Shower Room
- Two Double Bedrooms
- Separate Lounge
- Ground Floor Bathroom/Wet Room
- Extensive Off Road Parking

A truly outstanding and fully modernised property that looks and feels like a show home!

Flexible accommodation featuring underfloor heating on the ground floor from an air source heat pump, superb ground floor bathroom and wet room together with open plan living area and comfortable lounge.

On the first floor you'll find two double bedrooms as well as an additional shower room whilst to the front and side of the property there's extensive parking space and to the rear is a fully landscaped garden with a porcelain tiled patio and a recently seeded lawn.

This is a very special property indeed, don't miss out! To find out more about the property or for more information on the application process, please visit our website. You can request an application form by e-mailing us with the names of everyone over the age of 18 who will be applying and their e-mail addresses.



GROUND FLOOR

ENTRANCE HALL

Composite double glazed front door. Fitted mat. Beautifully tiled floor. Understairs storage cupboard.

SUPERB BATHROOM/WET ROOM

10'00 x 6'07 (3.05m x 2.01m)

Beautifully tiled floors and walls. White suite featuring low level wc, pedestal wash basin and panelled bath. Rain head shower. Fitted mirror. Spotlights. Extractor. Black towel rail radiator. UPVC double glazed window with fitted blind.

LOUNGE/BEDROOM THREE

13'03 x 10'10 (4.04m x 3.30m)

Fitted carpet. UPVC double glazed window.

OPEN PLAN LIVING AREA

24'09 x 12'02 (7.54m x 3.71m)

Tiled flooring to match the hall. Kitchen area with a complete range of wall cupboards and base units with a white high gloss finish and soft close doors and drawers together with a new integrated electric hob, stainless steel cooker hood and under oven. Part tiled walls. Island unit/breakfast bar. Storage cupboards. Spotlights. Two UPVC double glazed windows... one with fitted blind. UPVC double glazed double doors leading into the garden.

FIRST FLOOR

LANDING

Fitted stair and landing carpets.

BEDROOM ONE

19'09 x 10'04 (6.02m x 3.15m)

Fitted carpet. Radiator. UPVC double glazed window to the rear and double glazed Velux window to the front. Access to under eaves storage space.

BEDROOM TWO

19'09 x 9'06 (6.02m x 2.90m)

Fitted carpet. Radiator. UPVC double glazed window to the rear and double glazed Velux window to the front. Access to under eaves storage space.

SHOWER ROOM

6'10 x 4'08 (2.08m x 1.42m)

Vinyl flooring and tiled walls. White suite consisting of wc, pedestal wash basin and rain head shower. Fitted mirror. Spotlights. Radiator. Extractor. UPVC double glazed window with fitted blind.

OUTSIDE

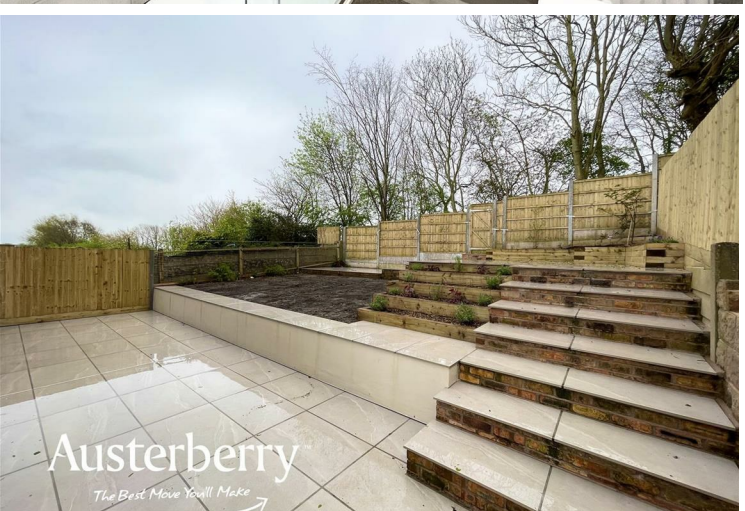
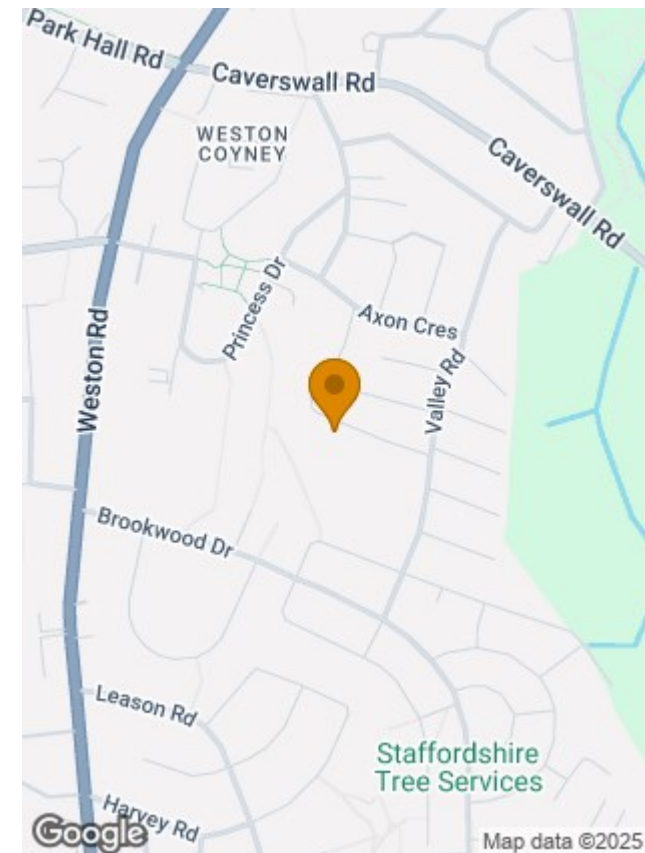
There's a wide tarmac driveway and plenty of parking space at the front and side of the property together with a landscape front garden.

To the rear is a fully landscaped garden with porcelain tiled patio areas, recently seeded lawn and beds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



CONDITIONS OF LET

- * Smoking: No Smoking is permitted in the Property
- * Pets: If you have a pet or are considering having one during the course of the tenancy, it will be at the Landlord's discretion as to whether this will be accepted so you should advise us of this prior to application. Please note the Landlord may wish to ask for a higher rental amount than advertised if they accept a pet.
- * Financial: You will be required to have a gross (before deductions/outgoings) monthly income of at least 2.5 times the rent e.g. if the monthly rent is £500, then you will need to have a monthly income at least £1,500. You will also be required to pay the rental amount monthly and in advance. If you are unable to meet these financial requirements, then you should advise us prior to application as it will be at the Landlord's discretion as to whether you will be accepted. If you are in employment, you must have been employed in your current job for at least six months, if you are self-employed we will want to see 6 months of bank statements to show your income or if you are in receipt of benefits, we will need to see confirmation of the benefits received and the amounts being paid to you.

WHAT IT WILL COST

PRIOR TO MOVING IN:

- * One month's rent due on move in
- * Deposit - the deposit is the equivalent of 5 weeks rent and is due on move in
- * Holding Deposit - the holding deposit is the equivalent of one weeks' rent and is due at the point an application is accepted and a let agreed. The holding deposit will be deducted from the monies due on move in.

DURING A TENANCY:

- * Payment of £50 if you want to change the tenancy agreement
- * Payment of reasonable costs incurred for replacement keys/security device if lost by you during the tenancy
- * Payment of any unpaid rent or other reasonable costs associated with any early termination of your tenancy
- * Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- * Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

TENANT PROTECTION

Austerberry is a member of Propertymark's Client Money Protection (CMP) Scheme, which is a client money protection scheme, and also a member of the Property Redress Scheme, which is a redress scheme. You can find out more details on our website or by contacting us directly.

TO APPLY

For more information on the application process, please visit our website. You can request an application form by e-mailing lettings@austerberry.co.uk with the names of everyone over the age of 18 who will be applying and their e-mail addresses.

PLEASE NOTE

- * These lettings particulars have been prepared as a general guide and are not to be relied upon as part of the contract for let.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.

MATERIAL INFORMATION

Rent - £1100pcm

Deposit - £1269

Holding Deposit - £253

Council Tax Band - B

Minimum Rental Term – 6 months

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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